



Bartlein & Company, Inc.

Managers of Real Property

SEPTEMBER, 2012
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	68,735.50	8.4%	626,301.92	76.7%	816,240.00
LATE FEES	99.50	N/A	5,155.40	N/A	- 0 -
OTHER INCOME	50.00	N/A	645.00	N/A	- 0 -
TOTAL INCOME	68,885.00	8.4%	632,102.32	77.4%	816,240.00
CLEANING & JANITORIAL	557.50	4.3%	9,087.50	69.9%	13,000.00
ELECTRIC	- 0 -	0.0%	14,115.58	67.2%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	45,765.00	71.5%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	- 0 -	0.0%	12,377.99	82.5%	15,000.00
MANAGEMENT FEES	2,352.00	8.3%	21,168.00	75.0%	28,224.00
PAINTING & DECORATING	- 0 -	0.0%	1,643.00	41.1%	4,000.00
POOL MAINT & SUPPLIES	955.17	6.4%	9,104.53	60.7%	15,000.00
POOL HEATING (GAS)	339.74	3.8%	5,209.71	57.9%	9,000.00
REPAIRS & MAINTENANCE	2,067.04	4.1%	44,379.23	88.8%	50,000.00
RUBBISH REMOVAL	3,646.16	7.3%	31,996.82	64.0%	50,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	322.91	5.4%	3,001.36	50.0%	6,000.00
WATER & SEWER	2,110.98	8.4%	15,699.19	62.8%	25,000.00
INSURANCE	- 0 -	0.0%	28,786.70	27.4%	105,000.00
PEST CONTROL	- 0 -	0.0%	951.00	47.6%	2,000.00
PROFESSIONAL FEES	255.00	5.1%	886.89	17.7%	5,000.00
TELEPHONE EXPENSE	42.11	8.4%	367.20	73.4%	500.00
MISCELLANEOUS EXPENSE	29.80	1.0%	368.47	12.3%	3,000.00
OPERATING EXPENSES	17,763.41	4.2%	244,908.17	58.6%	418,224.00
RESERVE EXPENDITURES	52,032.87	5.3%	318,381.06	32.4%	981,900.00
TOTAL EXPENDITURES	69,796.28	5.0%	563,289.23	40.2%	1,400,124.00
CASH FLOW: Income-Expense	(911.28)	0.2%	68,813.09	-11.8%	(583,884.00)
INCOME TAX	- 0 -	0.0%	(631.00)	63.1%	(1,000.00)
TRANSFER TO RESERVE	(49,088.72)	N/A	(198,581.09)	N/A	- 0 -
TRANSFER FROM RESERVE	50,000.00	8.6%	130,399.00	22.5%	579,884.00
OTHER TRANSACTIONS	911.28	0.2%	(68,813.09)	-11.9%	578,884.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

SEPTEMBER 30, 2012

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.60	\$250,234.24	
10/4/12	CDARS/Sovereign Bank # 1014017514	0.09	50,000.00	
1/3/13	CDARS/Sovereign Bank # 1013272057	0.32	115,000.00	
11/23/12	CDARS/One PacificCoast # 1013855036	0.12	160,000.00	
2/21/13	CDARS/Banco Popular # 1014221049	0.12	90,000.00	
12/20/12	CDARS/Rockland Trust # 1013221118	0.35	200,000.00	
1/17/13	CDARS/Sovereign Bank # 1014078009	0.12	110,000.00	
10/18/12	CDARS/Citizens Business Bank # 1014080046	0.09	90,000.00	
12/6/12	CDARS/Private Bank & Trust # 1013137524	0.35	170,000.00	
12/20/12	CDARS/East West Bank # 1013204809	0.35	230,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,465,234.24
	Accounts Receivable:			
	Due From Unit Owners		24,002.70	
	Other Receivables		<u>0.00</u>	24,002.70

	TOTAL ASSETS			\$1,494,236.94
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LIABILITIES:

	Accounts Payable	\$0.00
	Prepaid Assessments	7,536.60

	TOTAL LIABILITIES	7,536.60

	FUND BALANCES:	1,486,700.34

	TOTAL LIABILITIES & FUND BALANCES	\$1,494,236.94
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Prepared by:


**Bartlein
& Company, Inc.**
 Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.